

ADOPTED AMENDMENT TO 1995 TOWN PLAN OF DEVELOPMENT

EFFECTIVE: MARCH 18, 2003

Add the following wording to page 59 of the 1995 Town Plan of Development right before the section entitled, "Existing Residential Development".

However, some residential district boundaries follow streets rather than rear lot lines, split lots between different districts, or do not appropriately reflect existing lot sizes. In large measure, this is due to those lines having been established as measurements back from a street centerline or right-of-way, before a Town lot line base map existed. It is recommended that these residential zoning district boundaries be carefully reviewed for possible adjustment.

In some areas, existing residential district densities do not match the established density of residential development. This has the effect of making the use of private property difficult for both the homeowner and the Town, where any addition or modification to a single-family residential dwelling is not possible without a variance from the Zoning Regulations. A clear example of this occurs in the Noroton Bay area, east of Weed Beach and the Town's pumping station and northwest of the Noroton Yacht Club. In this area, where actual lot sizes range from one-fifth to one-half acre in an R-1 District, alterations to existing dwellings cannot occur without a variance from the Zoning Regulations. This tends not only to make such improvements administratively burdensome and costly for owners, but may also tend to discourage them. Therefore, it is recommended that this area be rezoned to a smaller minimum lot size district where setback standards would be more in keeping with the realities of existing development.

\Adopted Amendment